

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
April 17, 2000

PRESENT: Dave Wakeman, Chairman Don Folger, Code Enforcement Officer
 Andy Kelkenberg Rebecca Baker, Planning Board Clerk
 John Potera
 Don Hoeffler
 Terry Janicz
 Mary Valentine
 Tom Cowan

The meeting was called to order at 7:35pm by Dave Wakeman. Don motioned to approve the minutes with a date correction, Terry seconded and all approved.

The zoning board of appeals meeting regarding the Sowinski use variance was reviewed. Dave had attended the meeting and the board was informed that no decision had been reached as of yet.

A SEQR class is being held on May 31st at the Clarence Town Hall. It will be from 6 – 8:30pm with no fee.

The current “problems” with the Town’s subdivision law were reviewed. These will be discussed at a future meeting.

The board reconvened with the Town Board in order to hear a presentation from Craig Mozarell, Design Engineer with NYS DOT. He reviewed the state’s plan for Rt. 5 (Main Rd.). Three and a half millions dollars will be allocated to the portion of Rt. 5 located in the Town of Newstead. A majority of the project will be repaving with the following upgrades:

- *Realigning the Barnum Rd. and N. Millgrove Rd. intersections so that they will line up
- *Adding a left turn lane for eastbound traffic in front of ADESA
- *Turning lanes at the Crittenden Rd. intersection (both directions)
- *A left turning lane at the Rt. 93 intersection. A three-color traffic light was not warranted according to the state’s criteria. The Town Board may continue to follow up on this matter.
- *Approximately 1400’ just east of the Barnum Rd. intersection will be completely torn down and rebuilt for drainage purposes.

The project is scheduled to begin sometime in June 2000 with a completion time of two years.

The board met with Jim Felber, Bill Schutt and David Thielman, representing Golden Pond Estates. The Wetland delineation is complete and they are looking to move forward with the expansion. The DEC is in the process of accepting the entire plan. Both ponds will have dry hydrants. The looped end of Donald Dr. is for walking access to a Nature walk, not a traditional cul-de-sac. Tom motioned to recommend approval of the entire plan contingent on final approval of the DEC. Terry seconded the motion and all approved. Rebecca will write a letter to the Town Board with the recommendation.

Terry excused himself from the meeting for the next agenda item.

The board met with Bill Schutt, Warren Clauss, and Doug Klotzbach, representing A.D.E.S.A. ADESA is looking for approval to begin the 3800 sq. ft. administration building addition. The sewer easement will have to be moved and Mr. Schutt is working on that with Nathan Neill. A copy of the plan has been given to the Newstead Fire Company to review. The entire site plan will be handled under one SEQR application. Mary motioned to recommend approval of the administration building addition. Andy seconded the motion and all approved. Rebecca will write a letter to the Town Board with the recommendation.

Terry rejoined the meeting.

The board met with Jim Baron from Buffalo Well Drilling. Mr. Baron presented the board with a revised plan, which included the delineated parking, landscaping and lot lines as requested. The DOT application has been filed, but nothing in writing has been received as of yet. The new plan depicts 26 parking spots, which is less than the 36, town code requires. Dave mentioned that there are some trusses being stored on a good portion of the 14 parking spots shown on the plan. This is a big problem. Also, there is a lot of "stuff" being stored over what is currently the leach field. Mr. Baron indicated that space is very minimal, and he feels the work site is currently unsafe for his employees. Currently, he is waiting for an agreement with ADESA to lease some extra land. He promised to move the trusses to another location, but the board is reluctant to rely on Mr. Baron's word. As a result, Dave motioned to table the approval until the next meeting (May 1, 2000) at which time Mr. Baron will present an amended plan showing the parking space extension. He will also have moved the trusses, and started on painting and landscaping according to the plan. A June 2000 deadline had been established at the March 2000 meeting. Mr. Baron expressed some concern in meeting that deadline, but the board felt it was reasonable, and as time went on, the problems would only compound. John seconded the motion and all approved.

John motioned to adjourn the meeting at 10:40pm. Tom seconded and all approved.

Respectfully submitted by,
Rebecca K. Baker
Recording Secretary